

Available SF 208,096 SF **Industrial For Lease** Building Size 334,598 SF



**Property Name:** Prologis Commerce Business Park  
**Address:** 5361 Alexander St, Commerce, CA 90040  
**Cross Streets:** S Eastern Ave/Slauson Ave

Prologis Commerce Business Park  
 30' Clearance Height  
 30 Dock-High Loading Positions (18 Pit Levelers / 9 Edge of Dock)  
 8,415 SF Two-Story Office Space Plus 1,417 SF Shipping Office and Restrooms

<b>Lease Rate/Mo:</b> \$264,282	<b>Sprinklered:</b> Yes	<b>Office SF / #:</b> 8,415 SF
<b>Lease Rate/SF:</b> \$1.27	<b>Clear Height:</b> 30'	<b>Restrooms:</b>
<b>Lease Type:</b> Net / Op. Ex: \$0.28	<b>GL Doors/Dim:</b> 1	<b>Office HVAC:</b> Heat & AC
<b>Available SF:</b> 208,096 SF	<b>DH Doors/Dim:</b> 30	<b>Finished Ofc Mezz:</b> 2,856 SF
<b>Minimum SF:</b> 208,096 SF	<b>A: 1200 V: 277/480 O: 3 W: 4</b>	<b>Include In Available:</b> Yes
<b>Prop Lot Size:</b> POL	<b>Construction Type:</b> Concrete	<b>Unfinished Mezz:</b> 0 SF
<b>Term:</b> Acceptable to Owner	<b>Const Status/Year Bit:</b> Existing / 1985	<b>Include In Available:</b> No
<b>Sale Price:</b> NFS	<b>Whse HVAC:</b> No	<b>Possession:</b> 08/01/2026
<b>Sale Price/SF:</b> NFS	<b>Parking Spaces:</b> 90 / <b>Ratio:</b> 0.4:1	<b>Vacant:</b> No
<b>Taxes:</b>	<b>Rail Service:</b> Yes	<b>To Show:</b> Call broker
<b>Yard:</b> No	<b>Specific Use:</b> Warehouse/Distribution	<b>Market/Submarket:</b> Commerce/Vernon
<b>Zoning:</b> M2		<b>APN#:</b> 6332-022-001,6332-022-002

**Listing Company:** Colliers - El Segundo  
**Agents:** [Mike Foley 310-321-1813](#), [Connor McRae 323-278-3112](#), [Christopher Sheehan, SIOR 310-321-1831](#)  
**Listing #:** 44391654 **Listing Date:** 02/23/2026 **FTCF:** CB250N000S000  
**Notes:** \$0.28 psf estimated opex. .60 GPM/3,000 SF Calculated Sprinkler System. Please verify all information.